

**Full Planning Application**  
**at**  
**22 Greenbank Grove**  
**Edinburgh**  
**EH10 5SU**

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**Development Quality Sub-Committee**  
**of the Planning Committee**

**Proposal:** Extend and alter house (including formation of 2 dormer windows ) and erect 2m high timber fence on west boundary  
**Applicant:** Mr Cottingham  
**Reference No:** 03/00646/FUL

**1 Purpose of report**

To recommend that the application be **GRANTED** subject to;

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Details of the proposed screen fence to be erected on the western boundary of the site, shall be submitted for the approval of the Head of the Planning and Strategy, prior to the commencement of development. The approved fence shall be erected prior to the use of the extension and thereafter retained and maintained in the approved location.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In the interests of neighbouring privacy.

## **2 Main report**

### **Site description**

22 Greenbank Grove is a detached bungalow lying within a residential area to the west of Comiston Road.

### **Site history**

There is no relevant planning history for this site.

### **Development**

#### Scheme 1

Planning permission was sought for a flat roofed dormer to the front of the dwellinghouse, a flat roofed dormer with a small balcony to the rear and a flat roofed single storey extension of approximately 40 square metres to the rear of the dwellinghouse.

#### Scheme 2

Due to the concerns raised by objectors and this planning service, the scheme was revised.

The width of the front dormer was revised in line with Council policy, the balcony of the rear dormer window was removed and the height of the window reduced. The location and height of proposed screen fencing was detailed.

Pitched roofs were also added to the front and rear dormers.

### **Consultations**

No consultations undertaken.

### **Representations**

Five parties have submitted objections to the proposed development in a total of 10 letters of representation.

The objections can be summarised as follows: -

Loss of privacy

Loss of daylight

Overshadowing

Dormer contrary to the Council's non-statutory guidelines on "House Extensions"

Dormer is incongruous with the character of the area

## Policy

The application site lies within a residential area within the adopted South West Edinburgh Local Plan area and the Urban Area in the Draft West Edinburgh Local Plan Area. The area is allocated for housing and compatible uses.

### Relevant Policies:

#### South West Edinburgh Local Plan

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

#### Draft West Edinburgh Local Plan

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

## 3 Conclusions and Recommendations

### Determining issues

The determining Issues are:

- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### Assessment

To address the determining issues, the Committee needs to consider a) whether the development is in keeping with the character of its surroundings and b) whether neighbouring residential amenities are safeguarded.

a) The proposed dormer and rear extensions are generally in compliance with the Council's guidelines on "House Extensions" and "Daylight, Privacy and Sunlight,"

The dormers are of a suitable size and do not dominate the roof or adversely affect the character of the street scene. The scheme was revised to detail pitched roofs rather than flat roofs in this instance. This revision was considered to give the dormers an improved appearance despite this meaning that a 500-mm separation from the ridgeline was no longer achievable.

The proposed rear extension forms less than one third of the garden depth and leaves sufficient depth of garden ground (around 20 m) well in excess of the Council's policy guidelines.

b) The two main areas of concern are over privacy and overshadowing.

The majority of concerns relating to privacy concerned the provision of a balcony to the rear of the dwelling. The revised scheme removed the balcony. However, representations still expressed concern regarding the size of the rear dormer window. The proposed window faces the rear garden area and does not directly overlook any property lying within 9 metres or any directly opposing window within 18 metres. The window complies with the Council's policy guideline on privacy in this regard.

The ground floor windows on the western elevation of the building do lie within 9 metres of the neighbouring boundary. To comply with the Council's guideline the revised scheme includes the provision of a 2-metre screen fence on this boundary, which would prevent any significant loss of privacy from the neighbouring property.

The 2 windows on the eastern boundary relate to a shower room and adjacent cupboard both with opaque glass, and are not considered to adversely impact upon the privacy of the neighbouring property.

The two small side windows on the dormer to the front of the dwelling overlook only the adjacent roofs pitches and are not considered detrimental to the privacy of the neighbouring properties.

Neither the dormer extensions nor the single storey rear extension breach the Council's guidelines on daylight and overshadowing.

In conclusion, the amended proposals will not prejudice the appearance of the boundary, the character of the area or residential amenity.

It is recommended that the committee approve the application subject to the conditions stated.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Steven Black on 0131 529 3904 (FAX 529 3716)

**Ward affected** 51 -South Morningside

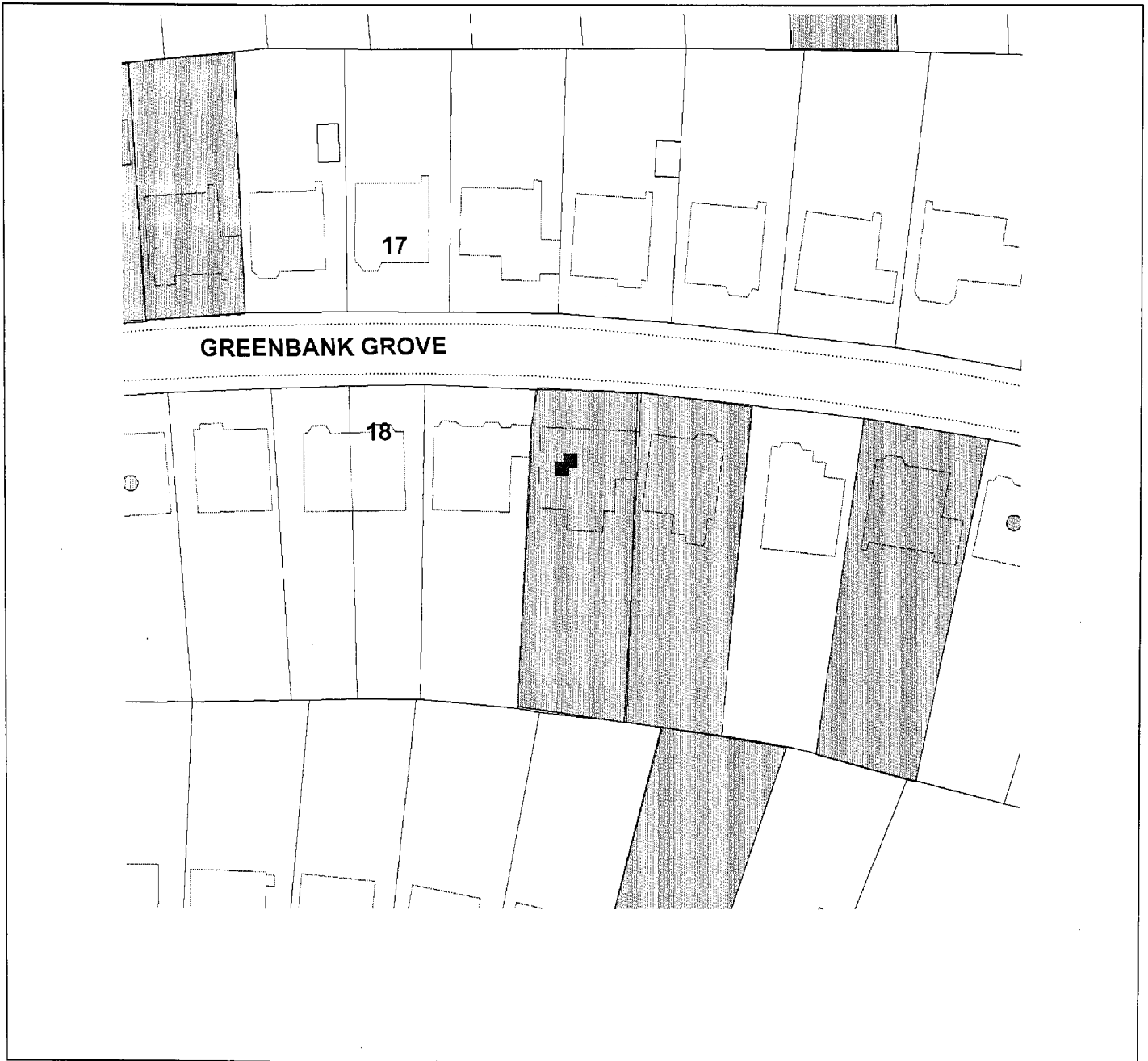
**Local Plan** South West

**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File**

**Date registered** 10 March 2003

**Drawing numbers/  
Scheme** 01-04



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# **PLANNING APPLICATION**

<b>Address</b>	<b>22 Greenbank Grove</b>		
<b>Proposal</b>	<b>Extend and alter house (including formation of 2 dormer windows ) and erect 2m high timber fence on west boundary</b>		
<b>Application number:</b>	<b>03/00646/FUL</b>	<b>WARD</b>	<b>51- South Morningside</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			